

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 38 |        | TEEL ST, ARLINGTON    |

## OWNERSHIP

|           |                        |       |            |
|-----------|------------------------|-------|------------|
| Owner 1:  | CASEY CAITLIN MARIE    |       |            |
| Owner 2:  | PETERSON DANIEL RYAN   |       |            |
| Owner 3:  |                        |       |            |
| Street 1: | 1201 MASSACHUSETTS AVE |       |            |
| Street 2: | 548 LOWELL MAIL CTR    |       |            |
| Twn/City: | CAMBRIDGE              |       |            |
| St/Prov:  | MA                     | Cntry | Own Occ: N |
| Postal:   | 02138                  | Type: |            |

## PREVIOUS OWNER

|           |                   |       |  |
|-----------|-------------------|-------|--|
| Owner 1:  | TOSTI ALLAN & -   |       |  |
| Owner 2:  | TOSTI BARBARA A - |       |  |
| Street 1: | 38 TEEL ST        |       |  |
| Twn/City: | ARLINGTON         |       |  |
| St/Prov:  | MA                | Cntry |  |
| Postal:   | 02474             |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Wood Shingle Exterior and 2036 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

|              |         |              |      |             |     |            |               |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.12339 | Total SF/SM: | 5375 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 465,002 | Spl Credit | Total: | 465,000 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 104                     | 5375.000  | 441,200                        |            | 465,000    | 906,200         |                   | 14638     |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
| Total Card              | 0.123     | 441,200                        |            | 465,000    | 906,200         | Entered Lot Size  | GIS Ref   |
| Total Parcel            | 0.123     | 441,200                        |            | 465,000    | 906,200         | Total Land:       | Insp Date |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 445.03     | /Parcel: 445.03 | Land Unit Type:   | 07/06/17  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |          |         |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|---------|
| 2022   | 104 | FV  | 441,200    | 0         | 5,375.    | 465,000    | 906,200     |               | Year end      | 12/23/2021 | PRINT    |         |
| 2021   | 104 | FV  | 421,700    | 0         | 5,375.    | 465,000    | 886,700     |               | Year End Roll | 12/10/2020 |          | Date    |
| 2020   | 104 | FV  | 421,900    | 0         | 5,375.    | 465,000    | 886,900     | 886,900       | Year End Roll | 12/18/2019 | 12/29/21 | 20:41:3 |
| 2019   | 104 | FV  | 342,300    | 0         | 5,375.    | 494,100    | 836,400     | 836,400       | Year End Roll | 1/3/2019   |          |         |
| 2018   | 104 | FV  | 342,300    | 0         | 5,375.    | 360,400    | 702,700     | 702,700       | Year End Roll | 12/20/2017 | LAST REV |         |
| 2017   | 104 | FV  | 312,900    | 700       | 5,375.    | 313,900    | 627,500     | 627,500       | Year End Roll | 1/3/2017   | Date     | Time    |
| 2016   | 104 | FV  | 312,900    | 700       | 5,375.    | 267,400    | 581,000     | 581,000       | Year End      | 1/4/2016   | 10/21/21 | 15:39:5 |
| 2015   | 104 | FV  | 263,300    | 700       | 5,375.    | 261,600    | 525,600     | 525,600       | Year End Roll | 12/11/2014 | danam    |         |

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 7/13/2021  | 1007   | Det. Gar | 59,000  | O   |            |          |            |                    |
| 12/15/2020 | 1614   | Heat App | 24,300  | C   |            |          |            |                    |
| 8/19/2020  | 909    | Inter Fi | 130,000 | O   |            |          |            |                    |
| 5/2/2011   | 361    | Re-Roof  | 5,500   |     |            |          |            |                    |
| 4/15/2009  | 240    | New Wind | 16,276  |     |            |          |            |                    |
| 4/25/2008  | 398    | Manual   | 22,000  |     |            | G9       | GR FY09    | re-build fr porch  |
| 6/11/1998  | 338    | Manual   | 1,500   |     |            |          |            | SKYLIGHT-3RD FLOOR |
| 7/16/1997  | 410    |          | 4,000   |     |            |          |            | 15X25 AGP 6X9 WDK  |
| 3/11/1997  | 89     | Manual   | 6,000   |     |            |          |            | NEW SHED ROOF      |

### ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 4/23/2018 | SQ Returned  | MM  | Mary M  |
| 7/22/2017 | Meas/Inspect | HS  | Hanne S |
| 11/5/1999 | Inspected    | 264 | PATRIOT |
| 9/29/1999 | Mailer Sent  |     |         |
| 9/29/1999 | Measured     | 263 | PATRIOT |
| 8/10/1993 |              | PC  | PHIL C  |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |

**Sign:** \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 14638 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |
|                |       |
|                |       |

